

By Senator Campbell

33-2111-98

See HB

1 A bill to be entitled
2 An act relating to Broward County; amending
3 chapter 97-371, Laws of Florida; extending the
4 corporate limits of the cities of Pembroke
5 Pines, Davie, Cooper City, and Weston;
6 providing for the annexation of the
7 unincorporated area known as Southwest Ranches;
8 providing for amendment to the legal
9 description of Southwest Ranches and
10 surrounding areas and Sunshine Acres and
11 surrounding areas; providing for incorporation
12 of a new municipality; providing an effective
13 date.

14
15 Be It Enacted by the Legislature of the State of Florida:

16
17 Section 1. Section 5 of chapter 97-371, Laws of
18 Florida, is amended to read:
19 (Substantial rewording of section. See section 5
20 of chapter 97-371, Laws of Florida, for present text.)
21 Section 5. The legal description of "Southwest
22 Ranches" is as follows:

23
24 BEGINNING at the Southwest corner of the East
25 one-half (E 1/2) of the Southwest one-quarter
26 (SW 1/4) of Section 4, Township 51 South, Range
27 40 East;

28
29 THENCE (the next two courses being along the
30 municipal boundary of the City of Pembroke
31 Pines as established by Ordinance No. 536)

1 Westerly along the South line of said Section
2 4, to the Southwest corner of said Section 4
3 and the Southeast corner of Section 5, Township
4 51 South, Range 40 East;
5
6 THENCE Westerly along the South line of said
7 Section 5 to an intersection with a line 72.00
8 feet West of and parallel with the East line of
9 said Section 5;
10
11 THENCE Northerly along said parallel line a
12 distance of 135.88 feet to a point on the
13 Easterly Plat limits line of STONERIDGE LAKE
14 ESTATES PLAT, as recorded in Plat Book 157,
15 Page 49 of the Public Records of Broward
16 County, Florida, said point being labeled as
17 "P.O.B. (PARCEL 1)" on said plat;
18
19 THENCE (the next 5 courses being along the
20 municipal boundary of the City of Pembroke
21 Pines as established by Ordinance No. 1118)
22 North 01°42'28" West, along said parallel line,
23 a distance of 299.99 feet;
24
25 THENCE North 88°17'32" East a distance of 15.00
26 feet to an intersection with a line 57 feet
27 West of and parallel with the East line of said
28 Section 5;
29
30 THENCE North 01°42'28" West, along said
31 parallel line, a distance of 1,559.50 feet to

1 an intersection with the North line of Tract 51
2 of said Section 5, Township 51 South, Range 40
3 East, of FLORIDA FRUIT LANDS COMPANY'S
4 SUBDIVISION NO. 1 as recorded in Plat Book 2,
5 Page 17, of the Public Records of Dade County,
6 Florida, said line also being the Plat Limits
7 line of said STONERIDGE LAKE ESTATES PLAT;
8
9 THENCE Westerly along said Plat Limits line,
10 and along the North line of said Tract 51 and
11 the North line of Tract 62 of said Section 5 of
12 said plat of FLORIDA FRUIT LANDS COMPANY'S
13 SUBDIVISION NO. 1, to the Northwest corner of
14 said Tract 62;
15
16 THENCE Southerly along the West line of said
17 Tract 62 and the West line of Tract 61 of said
18 Section 5, of said FLORIDA FRUIT LANDS
19 COMPANY'S SUBDIVISION NO. 1, (said line
20 described as being 15.00 feet East of and
21 parallel with the West line of the Southeast
22 one-quarter (SE 1/4) of said Section 5 by said
23 Pembroke Pines Ordinance No. 1118) to an
24 intersection with the Easterly projection of
25 the North line of Tract 37 of said Section 5 of
26 said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION
27 NO. 1;
28
29 THENCE (the next 2 courses being along the
30 municipal boundary of the City of Pembroke
31 Pines as established by Ordinance No. 1084)

1 Westerly along the North line of said Tract 37
2 and the Easterly projection thereof, and along
3 the North line of Tract 44 of said Section 5 of
4 said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION
5 NO. 1, to the Northwest corner of said Tract
6 44;
7
8 THENCE Southerly along the West line of said
9 Tract 44 and along the West line of Tracts 43,
10 42 and 41 and the Southerly projection of said
11 Tract 41, of said Section 5 of said FLORIDA
12 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, said
13 line being 15.00 feet East of and parallel with
14 the West line of said Section 5, to an
15 intersection with the South line of said
16 Section 5;
17
18 THENCE (the next 2 courses being along the
19 municipal boundary of the City of Pembroke
20 Pines as established by Ordinance No. 536)
21 Westerly along the South line of said Section 5
22 and along the South line of Section 6, Township
23 51 South, Range 40 East to the Southwest corner
24 of said Section 6, also being the Southeast
25 corner of Section 1, Township 51 South, Range
26 39 East;
27
28 THENCE continue Westerly along the South line
29 of said Section 1, to an intersection with the
30 East line of Tract 59 of said Section 1, as
31 shown on THE EVERGLADES LAND COMPANY

1 SUBDIVISION, as recorded in Plat Book 2, Page
2 1, of the Public Records of Dade County,
3 Florida;
4
5 THENCE (along the municipal boundary of the
6 City of Pembroke Pines as established by
7 Ordinance Nos. 916 and 915) Northerly along
8 the East line of Tracts 59, 54, 43, 38, and 27
9 to the Northeast corner of said Tract 27 of
10 said Section 1 as shown on said plat of THE
11 EVERGLADES LAND COMPANY SUBDIVISION;
12
13 THENCE (the next 3 courses being along the
14 municipal boundary of the City of Pembroke
15 Pines as established by Ordinance No. 1163)
16 Easterly along the South line of Tracts 21 and
17 20 of said Section 1 as shown on said plat of
18 THE EVERGLADES LAND COMPANY SUBDIVISION, to an
19 intersection with the East line of the West
20 one-half (W 1/2) of said Tract 20;
21
22 THENCE Northerly along the East line of the
23 West one-half (W 1/2) of said Tract 20 to an
24 intersection with the North line of the South
25 one-half (S 1/2) of said Tract 20;
26
27 THENCE Westerly along the North line of the
28 South one-half (S 1/2) of said Tracts 20 and
29 21 of said Section 1, to an intersection with
30 the West line of said Tract 21, also being the
31 East line of Tract 22 of said Section 1;

1
2 THENCE (along the municipal boundary of the
3 City of Pembroke Pines as established Ordinance
4 No. 916) Northerly along the East line of
5 Tracts 22, 11 and 6 to the North line of said
6 Section 1, of said plat of THE EVERGLADES LAND
7 COMPANY SUBDIVISION;
8
9 THENCE (along the municipal boundary of the
10 City of Pembroke Pines as established by
11 Ordinance Nos. 916 and 910) Westerly along the
12 North line of said Section 1, also being the
13 South line of Section 36, Township 50 South,
14 Range 39 East to the intersection with the East
15 line of Tract 58 in said Section 36, as shown
16 on THE EVERGLADES LAND COMPANY'S SUBDIVISION OF
17 SECTION 36 & SOUTH HALF OF SECTION 25, TOWNSHIP
18 50 S., RANGE 39 E., as recorded in Plat Book
19 1, Page 63 of the Public Records of Dade
20 County, Florida;
21
22 THENCE (along the municipal boundary of the
23 City of Pembroke Pines as established by
24 Ordinance No. 907) Northerly on the East lines
25 of Tracts 58, 55 and 42 in said Section 36 as
26 shown on said plat of THE EVERGLADES LAND
27 COMPANY'S SUBDIVISION OF SECTION 36 & SOUTH
28 HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39
29 E., to the Northeast corner of said Tract 42,
30 said point also being the Southeast corner of
31 FRONTIER TRAILS, as recorded in Plat Book 97,

1 Page 8, of the Public Records of Broward
2 County, Florida;
3
4 THENCE (the next 3 coursed being along the
5 municipal boundary of the City of Pembroke
6 Pines as established by Ordinance No. 930)
7 Northerly on the East line of said FRONTIER
8 TRAILS to the Northeast corner of said FRONTIER
9 TRAILS, said corner being on the center line of
10 the right-of-way for Southwest 51 Manor (a 50
11 foot right-of-way);
12
13 THENCE Westerly along said center line to the
14 Northwest corner of said FRONTIER TRAILS;
15
16 THENCE Southerly on the West line of said
17 FRONTIER TRAILS to the southwest corner of said
18 FRONTIER TRAILS said point also being the
19 Northwest corner of Tract 42 of said Section 36
20 of the Plat of THE EVERGLADES LAND COMPANY'S
21 SUBDIVISION OF SECTION 36 & SOUTH HALF OF
22 SECTION 25, TOWNSHIP 50 S., RANGE 39 E;
23
24 THENCE (along the municipal boundary of the
25 City of Pembroke Pines as established by
26 Ordinance No. 907) Southerly along the West
27 line of said Tracts 42, 55 and 58 to an
28 intersection with the South line of said
29 Section 36;
30
31

1 THENCE (along the municipal boundary of the
2 City of Pembroke Pines as established by
3 Ordinance No. 907) Westerly along said South
4 line of Section 36 and the South line of
5 Section 35, Township 50 South, Range 39 East to
6 an intersection with the Southerly projection
7 of the East line of SELIGMAN-KIA ACRES,
8 according to the Plat thereof as recorded in
9 Plat Book 104, Page 40 of the Public Records of
10 Broward County, Florida;

11
12 THENCE (the next 4 courses being along the
13 municipal boundary of the City of Pembroke
14 Pines as established by Ordinance No. 909)
15 Northerly along said East line of SELIGMAN-KIA
16 ACRES and its Southerly projection to Northeast
17 corner of Lot 8, Block 4, of said SELIGMAN-KIA
18 ACRES;

19
20 THENCE Westerly along said North line of Lot 8,
21 Block 4 and its Westerly projection to the
22 Northeast corner of Lot 8, Block 3 of said
23 SELIGMAN-KIA ACRES;

24
25 THENCE continue Westerly along the North line
26 of said Lot 8, Block 3 to the Northwest corner
27 of said Lot 8, Block 3, said corner being
28 located on the West line of said SELIGMAN-KIA
29 ACRES;

30
31

1 THENCE Southerly along said West line of
2 SELIGMAN-KIA ACRES to an intersection with a
3 line 91.69 feet North of and parallel with the
4 South line of Tract 20 in said Section 35 of
5 THE EVERGLADES LAND COMPANY SUBDIVISION, as
6 recorded in Plat Book 2, Page 1, of the Public
7 records of Dade County, Florida, (said South
8 line of Tract 20 also being the South boundary
9 of SELIGMAN-DURANGO WEST as recorded in Plat
10 Book 98, Page 48, of the Public Records of
11 Broward County);

12
13 THENCE (the next 3 courses being along the
14 municipal boundary of the City of Pembroke
15 Pines as established by Ordinance No. 907)
16 Westerly on said parallel line to an
17 intersection with the East line of the
18 Northwest one-quarter (NW 1/4) of said Section
19 35, said line also being the center line of the
20 right-of-way of Southwest 202 Avenue;

21
22 THENCE Northerly along said East line of the
23 Northwest one-quarter (NW 1/4) of said Section
24 35, to an intersection with the Southerly
25 boundary of TRAILS OF EL RANCHO ACRES, as
26 recorded in Plat Book 93, Page 34 of the Public
27 Records Broward County, Florida.

28
29 THENCE Westerly along said Southerly boundary
30 of TRAILS OF EL RANCHO ACRES to an intersection
31 with the East line of Tract 9 of said Section

1 35, of THE EVERGLADES LAND COMPANY SUBDIVISION,
2 as recorded in Plat Book 2, Page 1, of the
3 Public Records of Dade County, Florida;
4
5 THENCE (the next 5 courses being along the
6 municipal boundary of the City of Pembroke
7 Pines as established by Ordinance Nos. 1046 and
8 1041) Northerly along the East line of said
9 Tracts 9 and 8 of said Section 35 and
10 continuing Northerly along the East line of
11 Tract 57 of Section 26, Township 50 South,
12 Range 39 East of said plat of THE EVERGLADES
13 LAND COMPANY SUBDIVISION to an intersection
14 with a line 726.00 feet South of and parallel
15 with the South right-of-way line of Griffin
16 Road;
17
18 THENCE Westerly along said parallel line to an
19 intersection with a line 239.93 feet West of
20 and parallel with the East line of Tracts 57
21 and 56 of said Section 26 of said plat of THE
22 EVERGLADES LAND COMPANY SUBDIVISION;
23
24 THENCE Northerly along said parallel line to an
25 intersection with the South right-of-way line
26 Griffin Road;
27
28 THENCE Westerly along said South right-of-way
29 line to an intersection with the West line of
30 said Section 26;
31

1 THENCE Southerly along the West line of said
2 Section 26, and continuing Southerly along the
3 West line of Section 35, Township 50 South,
4 Range 39 East, to an intersection with the
5 North line of Tract 32 of Section 34, Township
6 50 South, Range 39 East of said plat of THE
7 EVERGLADES LAND COMPANY SUBDIVISION;
8
9 THENCE (the next 3 courses being along the
10 municipal boundary of the City of Pembroke
11 Pines as established by Ordinance No. 1047)
12 Westerly along the North line of said Tract 32
13 to the Northwest corner of said Tract 32;
14
15 THENCE Southerly along the West line of said
16 Tract 32 to an intersection with the South line
17 of the North one-half (N 1/2) of said Tract 32;
18
19 THENCE Easterly along said South line to an
20 intersection with the East line of said Section
21 34, said line also being the West line of
22 Section 35, Township 50 South, Range 39 East;
23
24 THENCE (the next 2 courses being along the
25 municipal boundary of the City of Pembroke
26 Pines as established by Ordinance 1046)
27 Southerly along said West line of Section 35 to
28 an intersection with the South line of the
29 Northwest one-quarter (NW 1/4) of said Section
30 35;
31

1 THENCE Easterly along said South line to an
2 intersection with the West line of Tract 39 of
3 said Section 35 (said West line of Tract 39
4 also being on the West Plat Limits line of THE
5 TRAILS as recorded in Plat Book 143, Page 35,
6 of the Public Records of Broward County,
7 Florida);
8
9 THENCE (along the municipal boundary of the
10 City of Pembroke Pines as established by
11 Ordinance No. 907) Southerly along the West
12 line of said Tract 39 and along the West line
13 of Tracts 42, and 55 of said Section 35 of said
14 plat of THE EVERGLADES LAND COMPANY
15 SUBDIVISION, to an intersection with the North
16 line of Tract 57 of said Section 35 of said
17 plat;
18
19 THENCE (the next 2 courses being along the
20 municipal boundary of the City of Pembroke
21 Pines as established by Ordinance No. 945)
22 Westerly along the North line of said Tract 57
23 to an intersection with the West line of said
24 Section 35;
25
26 THENCE Southerly along said West line of
27 Section 35 to the Southwest corner of said
28 Section 35, said point also being the Northeast
29 corner of Section 3, Township 51 South, Range
30 39 East;
31

1 THENCE Southerly along the East line of said
2 Section 3, to an intersection with the South
3 right-of-way line of Stirling Road as shown on
4 and dedicated by BROWARD COUNTY INTERIM
5 CONTINGENCY SANITARY LANDFILL, as recorded in
6 Plat Book 135, Page 7, of the Public Records of
7 Broward County, Florida, said right-of-way line
8 being 55.00 feet South of and parallel with the
9 North line of said Section 3;
10
11 THENCE Westerly along said South right-of-way
12 line to an intersection with the East
13 right-of-way line of State Road No. 25 (also
14 known as U.S. Highway No. 27) as shown on the
15 State of Florida Department of Transportation
16 Right-of-Way Map Section 86060-2516, Sheets 4,
17 5, and 6 of 7, dated August 16, 1976 and last
18 revised November 1987;
19
20 THENCE Northerly along said East right-of-way
21 line, and along the East right-of-way line of
22 said State Road No. 25 as shown on the State of
23 Florida Department of Transportation
24 Right-of-Way Map Section 86060-2515, Sheets 4
25 and 5 of 17, dated March 23, 1976 and last
26 revised November 1987, to an intersection with
27 the North right-of-way line of the South
28 Florida Water Management District Canal C-11
29 (also known as the South New River Canal) in
30 Section 27, Township 50 South, Range 39 East;
31

1 THENCE Easterly along the municipal boundary of
2 the City of Weston as established by the
3 Florida Senate Bill No. 3130, and along said
4 North right-of-way line of the Canal C-11, to
5 an intersection with the East line of Section
6 29, Township 50 South, Range 40 East, said line
7 also being the West line of Section 28,
8 Township 50 South, Range 40 East.
9
10 THENCE (the next two courses being along the
11 municipal boundary of the Town of Davie as
12 established by Ordinance No. 77-44) Southerly
13 along the West line of said Section 28, to an
14 intersection with the original centerline of
15 right-of-way of said South Florida Water
16 Management District Canal C-11 (South New River
17 Canal);
18
19 THENCE Easterly along said original centerline
20 of Canal C-11 right-of-way to an intersection
21 with the West line of the East one-half (E 1/2)
22 of the West one-half (W 1/2) of said Section
23 28;
24
25 THENCE (along the municipal boundary of the
26 Town of Davie as established by Ordinance
27 86-14) Southerly along said West line of the
28 East one-half (E 1/2) of the West one-half (W
29 1/2) of said Section 28, and along the West
30 line of the East one-half (E 1/2) of the West
31 one-half (W 1/2) of Section 33, Township 50

1 South, Range 40 East, to an intersection with
2 the North line of Tract 45 of said Section 33,
3 as shown on FLORIDA FRUIT LANDS COMPANY
4 SUBDIVISION NO. 1, as recorded in Plat Book 2,
5 Page 17 of the Public Records of Dade County,
6 Florida;
7
8 THENCE (the next 2 courses being along the
9 municipal boundary of the Town of Davie as
10 established by Ordinance No. 88-31) Westerly
11 along the North line of said Tract 45 (said
12 line also being the North Plat Limits line of
13 HAWKE'S BLUFF "TOO", as recorded in Plat Book
14 134, Page 25, of the Public Records of Broward
15 County, Florida) to an intersection with a line
16 55.00 feet East of and parallel with the West
17 line of said Section 33;
18
19 THENCE Southerly along said parallel line to an
20 intersection with a line 1,400 feet North of
21 and parallel with the South line of said
22 Section 33;
23
24 THENCE (the next 2 courses being along the
25 municipal boundary of the Town of Davie as
26 established by Ordinance No. 93-12) Westerly
27 along said parallel line to an intersection
28 with the West right-of-way line of Southwest
29 160 Avenue;
30
31

1 THENCE Southerly along said West right-of-way
2 line, to an intersection with the North line of
3 Tract 6 of Section 5, Township 51 South, Range
4 40 East of FLORIDA FRUIT LANDS COMPANY'S
5 SUBDIVISION NO. 1, as recorded in Plat Book 2,
6 Page 17 of the Public Records of Dade County,
7 Florida, said line also being the North Plat
8 Limits line of SOUTH BROWARD DRAINAGE DISTRICT
9 as recorded in Plat Book 144, Page 12, of the
10 Public Records of Broward County, Florida;

11
12 THENCE (along the municipal boundary of the
13 Town of Davie as established by Ordinance No.
14 88-50) Westerly along said North line of Tract
15 6 to an intersection with the East line of the
16 West one-half (W 1/2) of Tract 5 of said
17 Section 5, as shown on said FLORIDA FRUIT LANDS
18 COMPANY'S SUBDIVISION NO. 1, said line also
19 being the Plat Limits line of ESTATES OF
20 STIRLING LAKE as recorded in Plat Book 142,
21 Page 6, of the Public Records of Broward
22 County, Florida;

23
24 THENCE (the next 9 courses being along the
25 municipal boundary of the Town of Davie as
26 established by Ordinance No. 89-11) Northerly
27 along the East line of the West one-half (W
28 1/2) of said Tract 5, and along the East line
29 of the West one-half (W 1/2) of Tracts 4, 3, 2,
30 and 1, of said Section 5, of FLORIDA FRUIT
31 LANDS COMPANY'S SUBDIVISION, to an intersection

1 with a line 55.00 feet South of and parallel
2 with the North line of said Section 5;
3
4 THENCE Westerly along said parallel line to an
5 intersection with the West line of said tract 1
6 of said Section 5;
7
8 THENCE Southerly along the West line of said
9 Tracts 1, 2, and 3 to the Northeast corner of
10 Tract 13 of said Section 5 of FLORIDA FRUIT
11 LANDS COMPANY'S SUBDIVISION;
12
13 THENCE Westerly along the North line of said
14 Tract 13 to an intersection with the West line
15 of the Northeast one-quarter (NE 1/4) of said
16 Section 5;
17
18 THENCE Southerly along said West line to an
19 intersection with the South line of Tract 10 of
20 said Section 5 of FLORIDA FRUIT LANDS COMPANY'S
21 SUBDIVISION;
22
23 THENCE Easterly along said South line to an
24 intersection with the West line of the East
25 one-half (E 1/2) of said Tract 10;
26
27 THENCE Northerly along said West line, to an
28 intersection with a line 13.30 feet North of
29 and parallel with the South line of said Tract
30 10;
31

1 THENCE Easterly on said parallel line to an
2 intersection with the West line of Tract 7 of
3 said Section 5 of FLORIDA FRUIT LANDS COMPANY'S
4 SUBDIVISION;
5
6 THENCE Southerly on said West line of Tract 7
7 and on the West line of Tract 8 of said Section
8 5, to an intersection with the South line of
9 the Northeast one-quarter (NE 1/4) of said
10 Section 5;
11
12 THENCE (the next 3 courses being along the
13 municipal boundary of the City of Pembroke
14 Pines as established by Ordinance No. 1118)
15 Southerly along the West line of Tract 49 of
16 said Section 5 of FLORIDA FRUIT LANDS COMPANY'S
17 SUBDIVISION, to the Southwest corner of said
18 Tract 49;
19
20 THENCE Easterly along the South line of said
21 Tract 49, to an intersection with a line 57.00
22 feet West of and parallel with the East line of
23 said Section 5;
24
25 THENCE Northerly along said parallel line, to
26 an intersection with the South line of the
27 Northeast one-quarter (NE 1/4) of said Section
28 5;
29
30 THENCE (along the municipal boundary of the
31 Town of Davie as established by Ordinance No.

1 88-50) Easterly along said South line of the
2 Northeast one-quarter (NE 1/4) of Section 5, to
3 an intersection with the East line of said
4 Section 5, said line also being the West line
5 of Section 4, Township 51 South, Range 40 East;
6
7 THENCE (along the municipal boundary of the
8 Town of Davie as established by Ordinance No.
9 88-31) Easterly along the South line of the
10 Northwest one-quarter (NW 1/4) of said Section
11 4, to an intersection with the West line of the
12 East one-half (E 1/2) of the West one-half (W
13 1/2) of said Section 4;
14
15 THENCE (along the municipal boundary of the
16 Town of Davie as established by Ordinance No.
17 86-14) Southerly along said West line of the
18 East one-half (E 1/2) of the West one-half (W
19 1/2) of said Section 4, to the POINT OF
20 BEGINNING;
21
22 NOTE: There is a history of differences in the
23 interpretation of the plats of FLORIDA FRUIT
24 LANDS COMPANY'S SUBDIVISION NO. 1 (Plat Book 2,
25 Page 17, Dade County Records), THE EVERGLADES
26 LAND COMPANY SUBDIVISION (Plat Book 2, Page 1,
27 Dade County Records), and THE EVERGLADES LAND
28 COMPANY'S SUBDIVISION OF SECTION 36 & SOUTH
29 HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39 E
30 (Plat Book 1, Page 63, Dade County Records). In
31 some instances, the lack of adequate

1 dimensions, labels and dedication statements on
2 these plats, has resulted in differences of
3 interpretation with respect to certain tract
4 lines being located on the sectional breakdown
5 lines or on the platted right-of-way lines.
6 This legal description cannot resolve these
7 differences. It is the intent of this legal
8 description to match the boundary of a
9 municipality in those instances where the legal
10 description is affected by these differences.

11
12 TOGETHER WITH:

13
14 A parcel of land in the West one-half (W 1/2)
15 of the East one-half (E 1/2) of Section 2,
16 Township 51 South, Range 39 East, said parcel
17 including Lots 60, 61, and 62 and the adjacent
18 right-of-way for Sylvan Pass lying North of
19 said Lots, all as shown on the REPLAT OF
20 PORTION OF WEST BROWARD INDUSTRIAL PARK, as
21 recorded in Plat Book 157, Page 39, of the
22 Public Records of Broward County, Florida, said
23 parcel being bounded as follows:

24
25 On the South by the Northern Plat Limits line
26 of the B.C.W. PLAT, as recorded in Plat Book
27 162, Page 22, of the Public Records of Broward
28 County, Florida;

29
30 On the West by the Eastern Plat Limits line of
31 the BROWARD CORRECTIONAL INSTITUTION, as

1 recorded in Plat Book 90, Page 12, of the
2 Public Records of Broward County, Florida;
3
4 On the North by the North line of said Lot 62
5 of REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL
6 PARK and the Easterly extension thereof, said
7 line also being the common plat limits line
8 between said REPLAT OF PORTION OF WEST BROWARD
9 INDUSTRIAL PARK, and the plat of BROWARD COUNTY
10 INTERIM CONTINGENCY SANITARY LANDFILL, as
11 recorded in Plat Book 135, Page 7, of the
12 Public Records of Broward County, Florida;
13
14 On the East by the East line of said Lot 60 of
15 REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL
16 PARK and the Northerly extension thereof, said
17 line also being the Municipal Boundary of the
18 City of Pembroke Pines as established by
19 Ordinance Number 907;
20 Section 2. Section 10 of chapter 97-371, Laws of
21 Florida, is amended to read:
22 (Substantial rewording of section. See section 10
23 of chapter 97-371, Laws of Florida, for present text.)
24 Section 10. The legal description of "Sunshine
25 Ranches," is as follows:
26
27 BEGINNING at the Southwest corner of Section 1
28 Township 51 South, Range 40 East, said point
29 also being the Southeast corner of Section 2
30 Township 51 South, Range 40 East:
31

1 THENCE West, on the South line of said Section
2 2 and the South line of Section 3, Township 51
3 South, Range 40 East to the intersection with
4 the Southerly projection of the East line of
5 Tract A of ABUNDANT LIVING MINISTRIES according
6 to the plat thereof as recorded in Plat Book
7 139, Page 13 of the Public Records of Broward
8 County, Florida;
9
10 THENCE North, on said East line of Tract A and
11 its Southerly projection to the intersection
12 with the North line of the South one-half (S
13 1/2) of Tract 56 in Section 3, Township 51
14 South, Range 40 East as shown on EVERGLADES
15 SUGAR AND LAND COMPANY SUBDIVISION, according
16 to the plat thereof as recorded in Plat Book 2,
17 Page 39 of the Public Records of Dade County,
18 Florida;
19
20 THENCE West, on the North line of the South
21 one-half (S 1/2) of Tracts 54, 55 and said
22 Tract 56, all in Section 3 and as shown on said
23 EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION
24 to the Northwest corner of said South one-half
25 (S 1/2) of Tract 54;
26
27 THENCE South, on the West line of said Tract 54
28 and its Southerly projection to the
29 intersection with said South line of Section 3;
30
31

1 THENCE West on said South line of Section 3 to
2 the Southwest corner of said Section 3 and the
3 Southeast corner of Section 4, Township 51
4 South, Range 40 East;
5
6 THENCE North, on the West line of said Section
7 3 and the East line of said Section 4 to the
8 Northwest corner of said Section 3 and the
9 Northeast corner of said Section 4, said point
10 also being the Southeast corner of Section 33,
11 Township 50 South, Range 40 East;
12
13 THENCE continue North, on the East line of said
14 Section 33 to the intersection with the North
15 line of the Southeast one-quarter (SE 1/4) of
16 said Section 33;
17
18 THENCE West, on said North line, to the
19 intersection with the Northerly projection of
20 the East line of Tract 64 in said Section 33 as
21 shown on the Plat of FLORIDA FRUIT LANDS
22 COMPANY'S SUBDIVISION NO. 1, according to the
23 Plat thereof as recorded in Plat Book 2, Page
24 17 of the Public Records of Dade County,
25 Florida;
26
27 THENCE South, on said Northerly projection and
28 on said East line of Tract 64 to the Southeast
29 corner of said Tract 64;
30
31

1 THENCE West, on the South line of said Tract 64
2 to the intersection with the Easterly
3 right-of-way line on Interstate 75;
4
5 THENCE Northerly, on said Easterly right-of-way
6 line, to the intersection with the South
7 boundary line of the Plat of REGENCY, according
8 to the Plat thereof as recorded in Plat Book
9 121, Page 48 of the Public Records of Broward
10 County, Florida;
11
12 THENCE East, on said South Boundary line, to
13 the intersection with said East line of Section
14 33;
15
16 THENCE North, on said East line of Section 33
17 and on the East line of Section 28, Township 50
18 South, Range 40 East to the intersection with
19 the center line of the South New River Canal;
20
21 THENCE East, on said center line of the South
22 New River Canal to the intersection with the
23 East line of Section 26, Township 50 South,
24 Range 40 East;
25
26 THENCE South, on said East line of Section 26
27 to the intersection with the South right-of-way
28 line of said South New River Canal;
29
30 THENCE West, on said South right-of-way line to
31 the intersection with a line 660.00 feet West

1 of (as measured at right angles) and parallel
2 with the said East line of Section 26;
3
4 THENCE South, on said parallel line to the
5 intersection with the South line of said
6 Section 26;
7
8 THENCE West, on said South line of Section 26
9 and the North line of Section 35, Township 50
10 South, Range 40 East to the Northwest corner of
11 said Section 35;
12
13 THENCE South, on the West line of said Section
14 35 to the intersection with the South line of
15 the Northwest one-quarter (NW 1/4) of said
16 Section 35;
17
18 THENCE East, on said South line of the
19 Northwest one-quarter (NW 1/4) of Section 35 to
20 the intersection with the East line of said
21 Northwest one-quarter (NW 1/4) of Section 35;
22
23 THENCE North, on said East line of the
24 Northwest one-quarter (NW 1/4) of Section 35 to
25 the intersection with the Westerly projection
26 of the South line of Tract 13 in said Section
27 35, as shown on FLORIDA FRUIT LANDS COMPANY'S
28 SUBDIVISION NO. 1, according to the Plat
29 thereof as recorded in Plat Book 2, Page 17 of
30 the Public Records of Dade County, Florida;
31

1 THENCE East, on the South line of said Tract 13
2 and its Westerly projection to the Southeast
3 corner of said Tract 13, said point also being
4 the Northwest corner of Tract 5 in Section 35
5 as shown on said FLORIDA FRUIT LANDS COMPANY'S
6 SUBDIVISION NO. 1;
7
8 THENCE South, on the West line of said Tract 5
9 to the Southwest corner of said Tract 5;
10
11 THENCE East, on the South line of said Tract 5
12 and its Westerly projection to the intersection
13 with the East line of said Section 35;
14
15 THENCE South, on said East line of Section 35
16 to the intersection with the Easterly
17 projection of the North line of Tract 54 in
18 Section 35 as shown on said FLORIDA FRUIT LANDS
19 COMPANY'S SUBDIVISION NO. 1;
20
21 THENCE West, on said North line of Tract 54 to
22 the intersection with a line 949.00 feet (as
23 measured at right angles) East of and parallel
24 with the West line of said Tract 54;
25
26 THENCE South, on said parallel line to the
27 intersection with the South line of said Tract
28 54;
29
30
31

1 THENCE East, on said South line of Tract 54 and
2 its Easterly projection to the intersection
3 with said East line of Section 35;
4
5 THENCE South, on said East line of Section 35
6 to the Southeast corner of said Section 35 and
7 the Northeast corner of Section 2, Township 51
8 South, Range 40 East;
9
10 THENCE West, on the North line of said Section
11 2 to the intersection with the Northerly
12 projection of the East line of Tract "A,"
13 SHERIDAN HOUSE PLAT NO. 2, according to the
14 Plat thereof as recorded in Plat Book 122, Page
15 42 of the Public Records of Broward County;
16
17 THENCE South, on said East line of Tract "A"
18 and its Northerly projection to the Southeast
19 corner of said Tract "A";
20
21 THENCE West, on said South line of Tract "A"
22 and its Westerly projection to the intersection
23 with the East right-of-way line of Appaloosa
24 Trail (SW 127th Avenue), as recorded in
25 Official Record Book 4230, Page 626 of the
26 Public Records of Broward County, Florida;
27
28 THENCE South along said East right-of-way line
29 to the intersection with the South line of the
30 Northeast one-quarter (NE 1/4) of the Northeast
31 one-quarter (NE 1/4) of said Section 2, also

1 being the South line of Tract 4 in Section 2 as
2 shown on EVERGLADES SUGAR AND LAND COMPANY
3 SUBDIVISION, according to the Plat thereof as
4 recorded in Plat Book 2, Page 39 of the Public
5 Records of Dade County, Florida;
6
7 THENCE East, on said South line to the
8 Northwest corner of the East one-half (E 1/2)
9 of Tract 29 in Section 2 as shown on said
10 EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION;
11
12 THENCE South, on the West line of said East
13 one-half (E 1/2) of Tract 29 and on the West
14 line of the East one-half (E 1/2) of Tract 30
15 in Section 2 as shown on said EVERGLADES SUGAR
16 AND LAND COMPANY SUBDIVISION to the Southwest
17 corner of said East one-half (E 1/2) of Tract
18 30 said corner also being located on the North
19 line of SCHOTT MEMORIAL PLAT, according to the
20 Plat thereof as recorded in Plat Book 158, Page
21 32 of the Public Records of Broward County,
22 Florida;
23
24 THENCE West, on the North line of said SCHOTT
25 MEMORIAL PLAT, to the Northwest corner of said
26 Plat;
27
28 THENCE South, on the West line of said SCHOTT
29 MEMORIAL PLAT, to the Southwest corner of said
30 Plat;
31

1 THENCE East, on the South line of said SCHOTT
2 MEMORIAL PLAT, and its Easterly projection, to
3 the intersection with the East line of said
4 Section 2;
5
6 THENCE South, on said East line of Section 2 to
7 the POINT OF BEGINNING;
8
9 TOGETHER WITH:
10
11 Tract 4, and the 15 foot platted right-of-way
12 lying East of and adjacent to said Tract 4, all
13 lying within Section 35, Township 50 South,
14 Range 40 East of FLORIDA FRUIT LANDS COMPANY'S
15 SUBDIVISION NO. 1, according to the plat
16 thereof as recorded in Plat Book 2, Page 17 of
17 the Public Records of Dade County, Florida.
18
19 Section 3. Notwithstanding the provisions of s.
20 335.0415, Florida Statutes, all public roads and the public
21 rights-of-way associated therewith, lying within the limits of
22 the lands subject to annexation or incorporation herein, as
23 described in sections 1 and 2, are transferred from Broward
24 County jurisdiction to the jurisdiction of the annexing or
25 incorporating municipality, except those portions of Griffin
26 Road and Sheridan Street lying within the limits of the
27 annexation area. All rights, title, interests, and
28 responsibilities for any transferred roads, including, but not
29 limited to, the operation, maintenance, planning, design, and
30 construction of said roads, and the rights-of-way associated
31 therewith shall transfer from Broward County jurisdiction to

1 the jurisdiction of the annexing or incorporating municipality
2 upon the effective date of this act.

3 Section 4. Notwithstanding the provisions of chapter
4 97-371, Laws of Florida, as amended by this act, if, after the
5 conclusion of the elections provided for in chapter 97-371,
6 Laws of Florida, the residents of the areas known as
7 "Southwest Ranches" and "Sunshine Ranches" do not vote for
8 incorporation into a new municipality, then the area commonly
9 known as "Coquina Flats" and described in the legal
10 description contained in this section, shall be annexed into
11 the Town of Davie as of October 1, 2000. The legal description
12 of "Coquina Flats" is as follows:

13
14 A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4)
15 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 40 EAST
16 OF "CHAMBERS LAND COMPANY SUBDIVISION OF
17 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 40 EAST,
18 BROWARD COUNTY, FLORIDA", SAID PORTION MORE
19 PARTICULARLY DESCRIBED AS FOLLOWS:

20
21 BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION
22 4; THENCE NORTHERLY ALONG THE WEST LINE OF THE
23 SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION
24 4 TO THE NORTHWEST CORNER OF SAID SOUTHWEST
25 ONE-QUARTER (SW 1/4); THENCE EASTERLY ALONG THE
26 NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW
27 1/4) TO AN INTERSECTION WITH THE NORTHERLY
28 PROLONGATION OF THE EAST LINE OF PARCEL A OF
29 "COQUINA FLATS", AS RECORDED IN PLAT BOOK 155,
30 PAGE 29 BROWARD COUNTY RECORDS; THENCE
31 SOUTHERLY ALONG SAID PROLONGATION AND SAID EAST

1 LINE AND ITS SOUTHERLY PROLONGATION TO AN
2 INTERSECTION WITH THE SOUTH LINE OF SAID
3 SECTION 4; THENCE WESTERLY ALONG SAID SOUTH
4 LINE TO THE POINT OF BEGINNING.
5
6 SAID LANDS SITUATE, LYING AND BEING IN BROWARD
7 COUNTY, FLORIDA AND CONTAINING 81 ACRES (MORE
8 OR LESS).
9 Section 5. This act shall take effect upon becoming a
10 law.
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